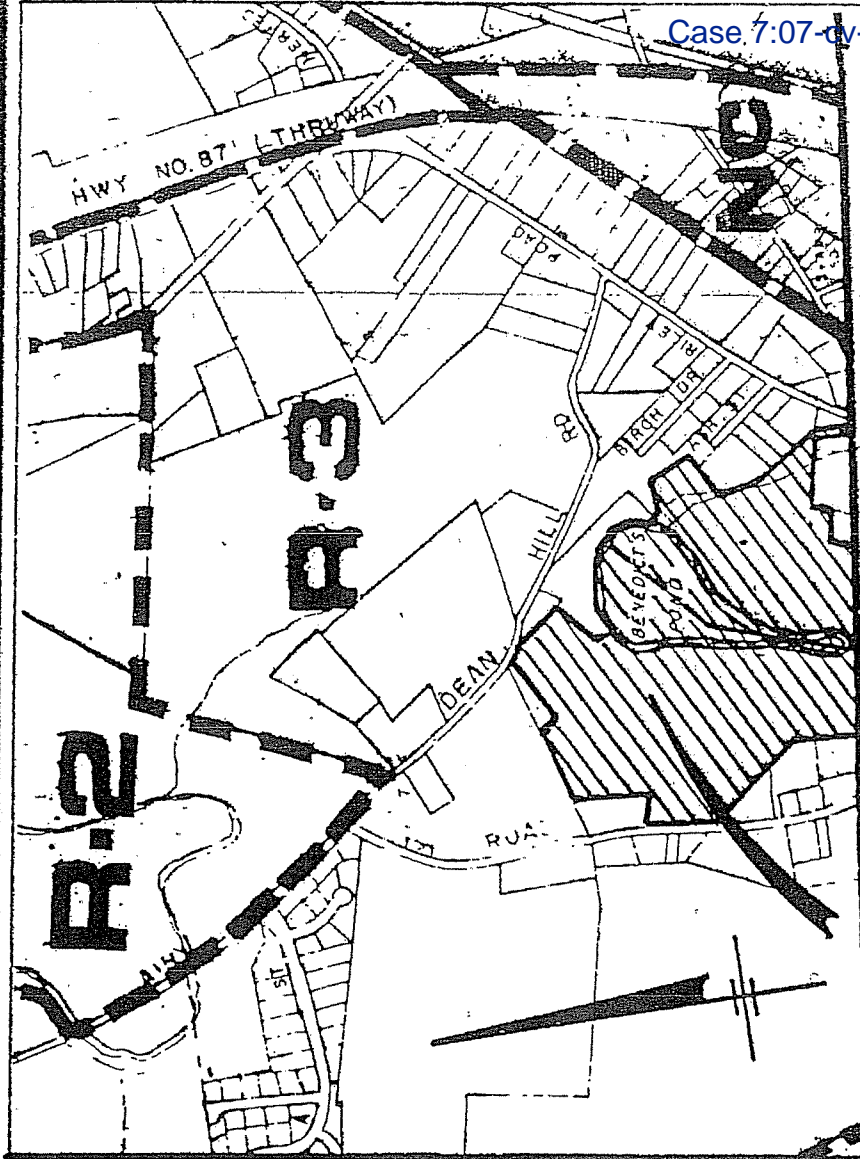


Exhibit “U”

Part 7



SITE

VICINITY MAP
SCALE: 1"= 1000'

NOTES:

- 1) BEING A PROPOSED LOT LINE CHANGE OF LOT 51.11 & LOT 56.1, BLOCK 1, SECTION 65 AS SHOWN ON THE TOWN OF NEW WINDSOR TAX MAP.
- 2) OWNER / APPLICANT: GERTRUDE C. BENEDICT
8 BENEDICT LANE
NEW WINDSOR, NY 12553
- 3) PROPERTY ZONE: R-3
- 4) PROPERTY AREA: 52.7 ACRES
- 5) PROPOSED USE: SEE NOTE 8.
- 6) WATER SUPPLY: PRIVATE INDIVIDUAL WELLS
- 7) SANITARY SEWAGE DISPOSAL: PRIVATE INDIVIDUAL SYSTEMS
- 8) LOTS 51.11 & 56.1 ARE NOT TO BE CONSIDERED RESIDENTIAL LOTS AS DEFINED IN TITLE II OF ARTICLE 11 OF THE NEW YORK STATE PUBLIC HEALTH LAW, TITLE 15 OF ARTICLE 17 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW AND ORANGE COUNTY REALTY SUBDIVISION LAW.
ANY FURTHER DEVELOPMENT OF EITHER PARCEL SHALL REQUIRE TOWN OF NEW WINDSOR BUILDING DEPT. AND/OR PLANNING BOARD APPROVALS.

THE PURPOSE OF THE LOT LINE CHANGE IS TO PROVIDE ACCESS TO LOT 51.11 TO A PUBLIC ROAD, PREVIOUSLY ELIMINATED BY VARIOUS PROPERTY TRANSACTIONS, BY RELOCATING THE EXISTING LOT LINE THROUGH BENEDICT'S POND AND DIVIDING THE EXISTING TAX LOT PARCELS ALONG AN ALREADY NATURAL DIVISION LINE CREATED BY THE POND ITSELF.
- 9) THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON MEETS AND IN AL

N/F
SATTERLY
LIBER 2018, PAGE 1120

RILEY
ROAD

STONE MONUMENT FOUND
TRAVEL WAY
IRON ROD FOUND
USE OF ROADWAY DISCONTINUED

REQUIRE TOWN OF NEW WINDSOR BUILDING DEPT. AND/OR PLANNING BOARD APPROVALS.

THE PURPOSE OF THE LOT LINE CHANGE IS TO PROVIDE ACCESS TO LOT 51.11 TO A PUBLIC ROAD, PREVIOUSLY ELIMINATED BY VARIOUS PROPERTY TRANSACTIONS, BY RELOCATING THE EXISTING LOT LINE THROUGH BENEDICTS POND AND DIVIDING THE EXISTING TAX LOT PARCELS ALONG AN ALREADY NATURAL DIVISION LINE CREATED BY THE POND ITSELF.

9) THE PROPOSED LOT LINE CHANGE AS SHOWN HEREON MEETS AND IN ALL APPLICABLE CATEGORIES EXCEEDS THE MINIMUM REQUIRED BULK QUANTITIES FOR THE ZONING DISTRICT AS SHOWN AND DESIGNATED BELOW, EXCEPT FOR REQUIRED STREET FRONTAGE.

PARCEL #	ZONING DISTRICT REGULATIONS FOR R - 3 (ONE-FAMILY DWELLING ON EACH LOT, WITHOUT CENTRAL WATER & REQUIRED WITHOUT CENTRAL SEWER.)
55 - 1 - 56.1 TOWN PROPOSED HEREON	MIN. LOT AREA = 43,560 SQ. FT. MIN. LOT WIDTH = 125 FT. REQUIRED FRONT YARD: 45 FT. REQUIRED SIDE YARD/TOTAL BOTH SIDE YARDS: 20/40 FT. REQUIRED REAR YARD: 50 FT. REQUIRED STREET FRONTAGE: 70 FT. MAX. BUILDING HEIGHT: 35 FT. MIN. LIVABLE FLOOR AREA: 1,200 SQ. FT. DEVELOPMENT COVERAGE: 10 %
57 THAN 125'	
58 DETERMINED	
59 DETERMINED	
60 DETERMINED	
61 DETERMINED	
62 DETERMINED	

10) AS REVIEWED AND AGREED UPON BY RESOLUTION

OF THE TOWN OF CORNWALL PLANNING BOARD ON 12/4/95, THE PROPOSED LOT LINE CHANGE IS IN COMPLIANCE WITH APPLICABLE ZONING REGARDING USE OF THE EXISTING PRIVATE ROAD KNOWN AS BENEDICT LANE AND PRESENTS NO PROBLEM TO THE TOWN OF CORNWALL.

11) AS REQUESTED BY THE TOWN OF NEW WINDSOR PLANNING BOARD

APPROVAL OF THE LOT LINE CHANGE AS SHOWN HEREON DOES NOT, NOR SHOULD BE INFERRED AS TO CONDONE, SUPPORT OR PROMOTE THE PLANNING BOARDS POSITION FOR ANY FURTHER SUBDIVISION OF PARCEL 1. HOWEVER, BOTH THE TOWN OF NEW WINDSOR & CORNWALL PRIVATE ROAD ZONING REGULATIONS ALLOW USE OF BENEDICT LANE FOR ONLY 2 ADDITIONAL LOTS. ANY FUTURE SUBDIVISION OF PARCEL CREATING ADDITIONAL LOTS MUST FURTHER MEET REQUIRED ZONING SPECIFICATIONS AND IS SUBJECT TO APPROVAL BY ALL APPROPRIATE AGENCIES.

196 PROPOSED LOT LINE CHANGE
OF LANDS OF
GERTRUDE C. BENEDICT

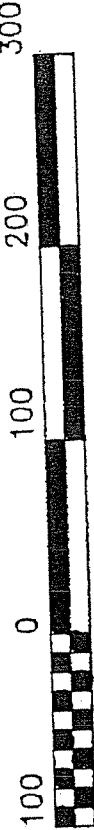
TOWN OF NEW WINDSOR

SCALE: 1"= 100'

ORANGE COUNTY, NEW YORK

JULY 17, 1995

EN P. DRABICK P.L.S., PC
PROFESSIONAL LAND SURVEYOR
PO BOX 539, CONTINENTAL RD.
CORNWALL, N.Y. 12518
(914) - 534-8808



GRAPHIC SCALE - FEET

R E V I S I O N S	
DATE	DESCRIPTION
10/26/95	PAR. & DRIVE EASMT. IN CORNWALL
12/17/95	ADDITIONAL NOTES

VACANT

3A T 1002, PAGE 3
LIBER 1368,
LIBER

NOTE: THE PROP. DESIGNATED BOUNDS OF AN EXISTING R.O.W. AS SHOWN ON PARCEL DELINEATE AND QUANTIFY THE AMBIGUOUS R.O.W. OVER LANDS OF BENEDICT IN PARCELS OF GRAHAM, ENCOMPASSING THE CURRENT TRAVELWAY RUNNING ALONG THE WESTERLY BOUNDS OF LANDS OF GRAHAM, RT. 94 AS CALLED FOR IN DEED LIBER 1 PAGE 358, EXTENDING THE PRIVATE ROAD WITHIN PARCEL 1 AND PROVIDING FRONTAGE ALONG THOSE BOUNDS.

AND TOGETHER WITH:
1Y OVER AND UPON A
LEADING FROM THE
LANDS OF BENEDICT
DOWN HEREON TO
34.
2, PAGE 358
N 75°35'00"W
160.00'
N 75°35'00"W
50.00'

PROPOSED DESIGNATED
LANDS OF EXISTING R.O.W.
AREA = 0.1284 ACRES
S 14°25'00"W
110.46'

NOTE: THE REMAINS OF MOBILE HOME
AS SHOWN HEREON IS TO BE REMOVED
WITHIN 90 DAYS UPON APPROVAL OF
THE LOT LINE CHANGE.
911.03'

REMAINS OF
MOBILE HOME
WITH FRAME ADDITION
38.96'
IRON ROD FOUND
ON LINE

CHAIN LINK FENCE
IN-GROUND
POOL
B E N E D I C T
LIBER 1952, PAGE 358
S 14°25'00"W
104.53'
N 75°35'00"W
50.00'

MITCHELL
LIBER 3526, PAGE 329
N 75°35'00"W
160.00'
S 14°25'00"W
110.46'

BLOOMING GROVE TURNPIKE
ROUTE NO. 94
N.Y.S.
BLOOMING GROVE TURNPIKE
ROUTE NO. 94
N.Y.S.

NOTE: PROPOSED STREET SIGN LOCATION, IDENTIFYING THE EXISTING TRAVELWAY AS "BENEDICT LANE" (PRIVATE ROAD), IS TO BE FIELD DETERMINED AND SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE "TOWN OF CORNWALL SPECIFICATIONS FOR TOWN ROADS, 1990", SECTION 12, PARAGRAPH E.

PROPOSED ACREAGE
2.1201 ACRES
82628 ACRES

APR 12 2 59 PM '96

ORANGE COUNTY CLERK
FILED

PARCEL
T.L. 65 - 1 - 51.
EXISTING PROPOS
(SEE AREA
MORE THAN 12
TO BE DETERMINED
TO BE DETERMINED
TO BE DETERMINED
0' 12.52' 160.46'(R.C
TO BE DETERMINED
TO BE DETERMINED
TO BE DETERMINED

NOTE:
THE BOUNDS OF THE PARCELS AND
IN THE TOWN OF CORNWALL AS SH
DELINEATED FROM RECORD INFORMATION
A FIELD SURVEY VERIFICATION

Map # 69
Filed April
June 1996

N/F
F T R O N E
2595, PAGE 264

S 24°29'00"E
130.85'
IRON ROD FOUND
STONEWALL

P A R C E L I
65 - 1 - 51.11

(VACANT)
EXISTING LOT LINE TO BE
RELOCATED

S 2°30'E
20'

S 08°41'45"E
177.70'

N/F
B E L L E
LIBER 3924, PAGE 98 &
LIBER 4064, PAGE 221

POND OUTLET STREAM
STONEWALL

N 08°41'45"W
135.00'

P O R T I O N O F

65 - 1 - 56.1

C O M E P A R T O F

65 - 1 - 51.11

T E L I U P L A N D A R E A = 13.7898 ACRES

N/F
G A D B O I S
LIBER 4026, PAGE 1

PL

PL

N/F
M C C A S T L
LIBER 3574, PAGE 2

S 27°07'55"E
170.14'

IRON ROD FOUND

S 38°48'45"E
16.45'

S 86°54'45"W
68.50'

N 74°40'10"W
108.00'

STONEWALL

N 12°37'50"W
176.18'

(N 75°26'40"W DEED)
N 74°48'58"W
38.29'

V A C A N T

N/F
S A T E R L Y
LIBER 1002, PAGE 502
LIBER 1368

N O T E:
THE PROP. DESIGNATED BOUNDS OF AN
EXISTING R.O.W. AS SHOWN ON PARCEL 1 IS
DELINEATE AND QUANTIFY THE AMBIGUOUS
R.O.W. OVER LANDS OF BENEDICT IN FAVOR
LANDS OF GRAHAM, ENCOMPASSING THE
CURRENT TRAVELWAY RUNNING ALONG THE
WESTERLY BOUNDS OF LANDS OF GRAHAM-
RT. 94 AS CALLED FOR IN DEED LIBER 195,
PAGE 358, EXTENDING THE PRIVATE ROAD
WITHIN PARCEL 1 AND PROVIDING FRONTAGE
ALONG THOSE BOUNDS.

T O G E T H E R W I T H:

OVER AND UPON A
TRAILING FROM THE
LANDS OF
IN HEREON, TO

N 75°35'00"W
160.00'

IRON PIPE FOUND
N 75°35'00"W
50.00'

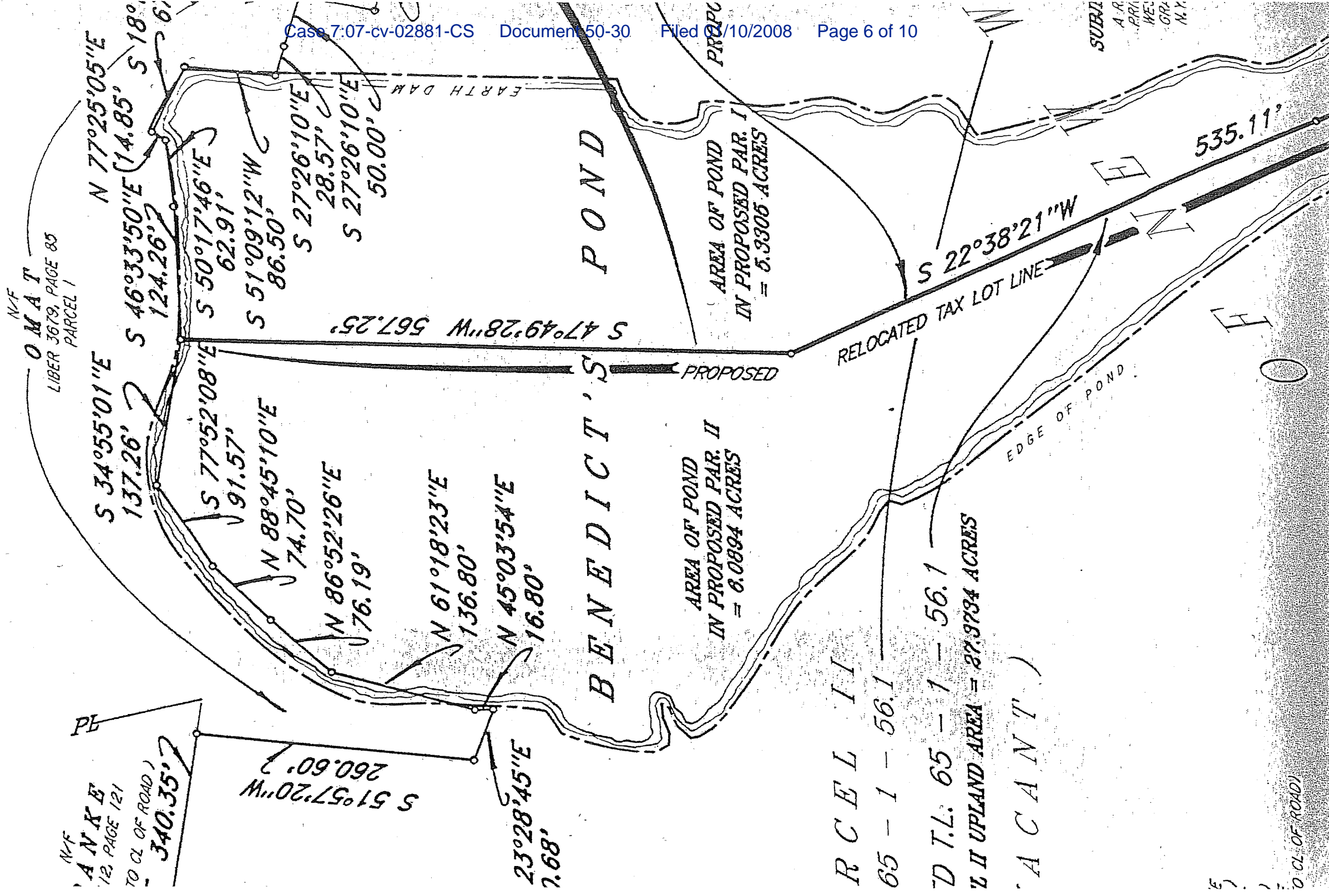
GRAVEL
PARKING AREA
UNPAVED

N/F
G R A H A M
LIBER 1952, PAGE 358

P O S E D D E S I G N A T E D
S O F E X I S T I N G R.O.W.
E A = 0.1294 ACRES

S 14°25'00"W
110.46'

S 14°25'00"W
110.46'

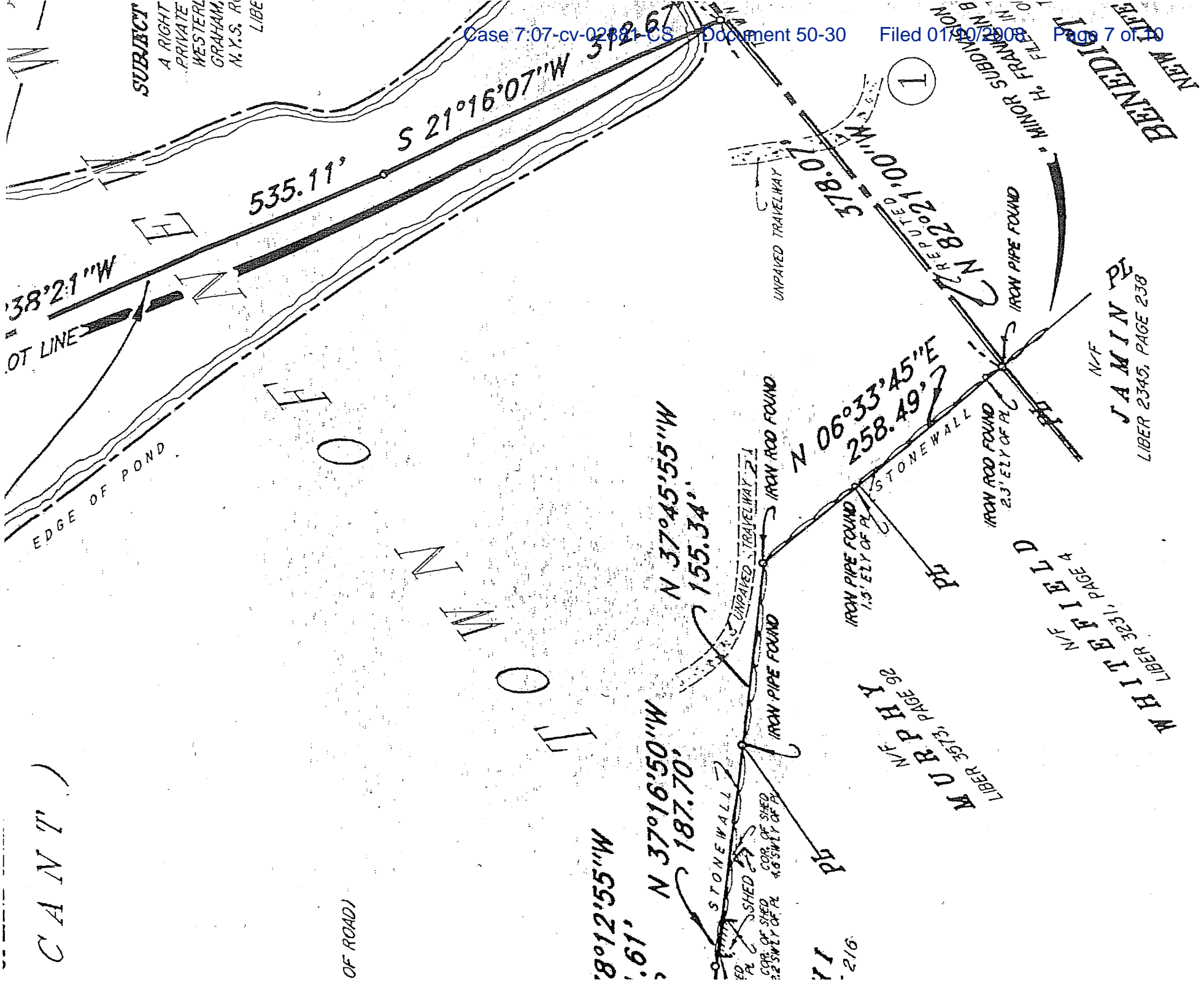


N/F
OMAT
LIBER 3679, PAGE 85
PARCEL I

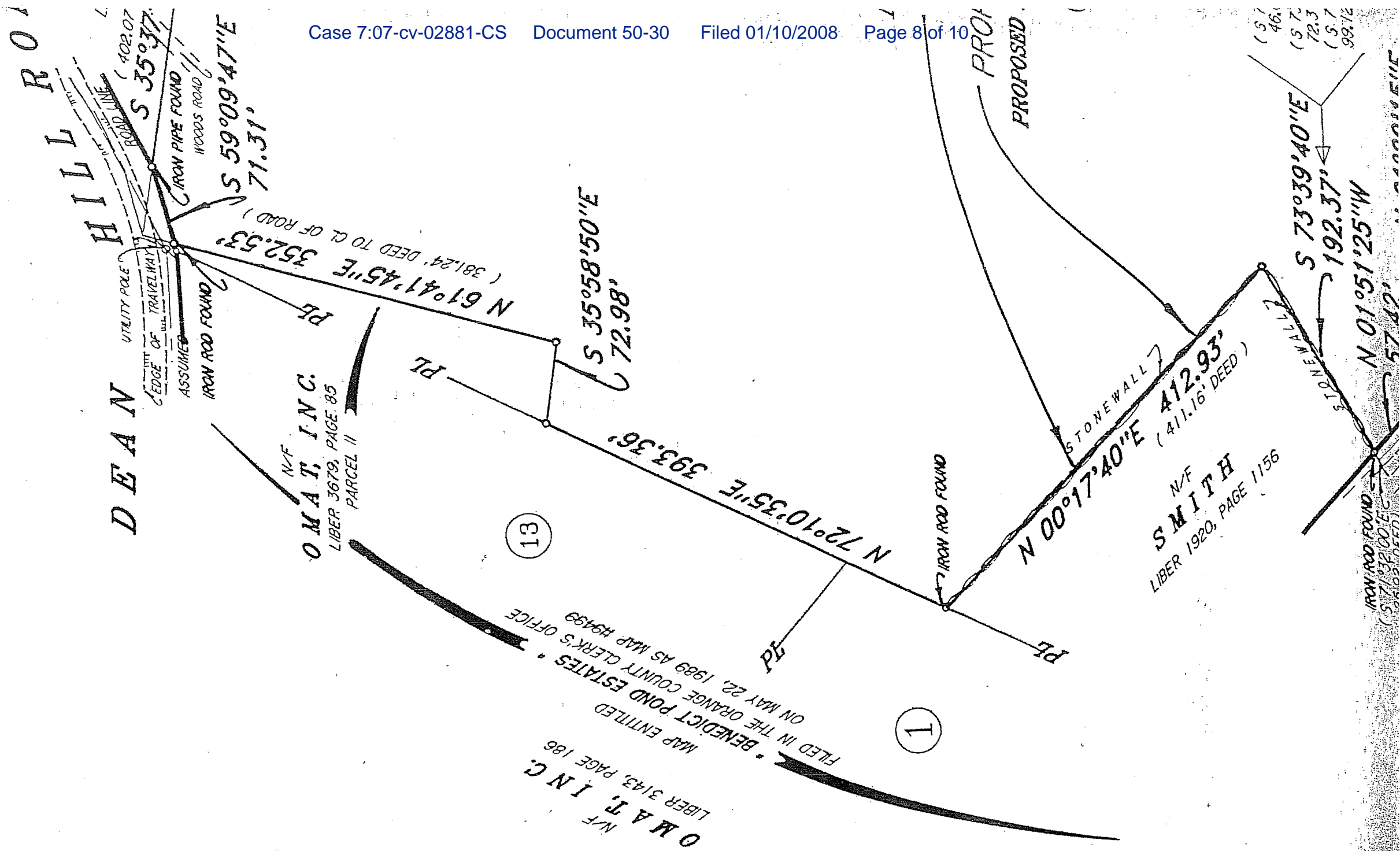
N/F
ANK E
12, PAGE 121
TO CL OF ROAD
340.35'

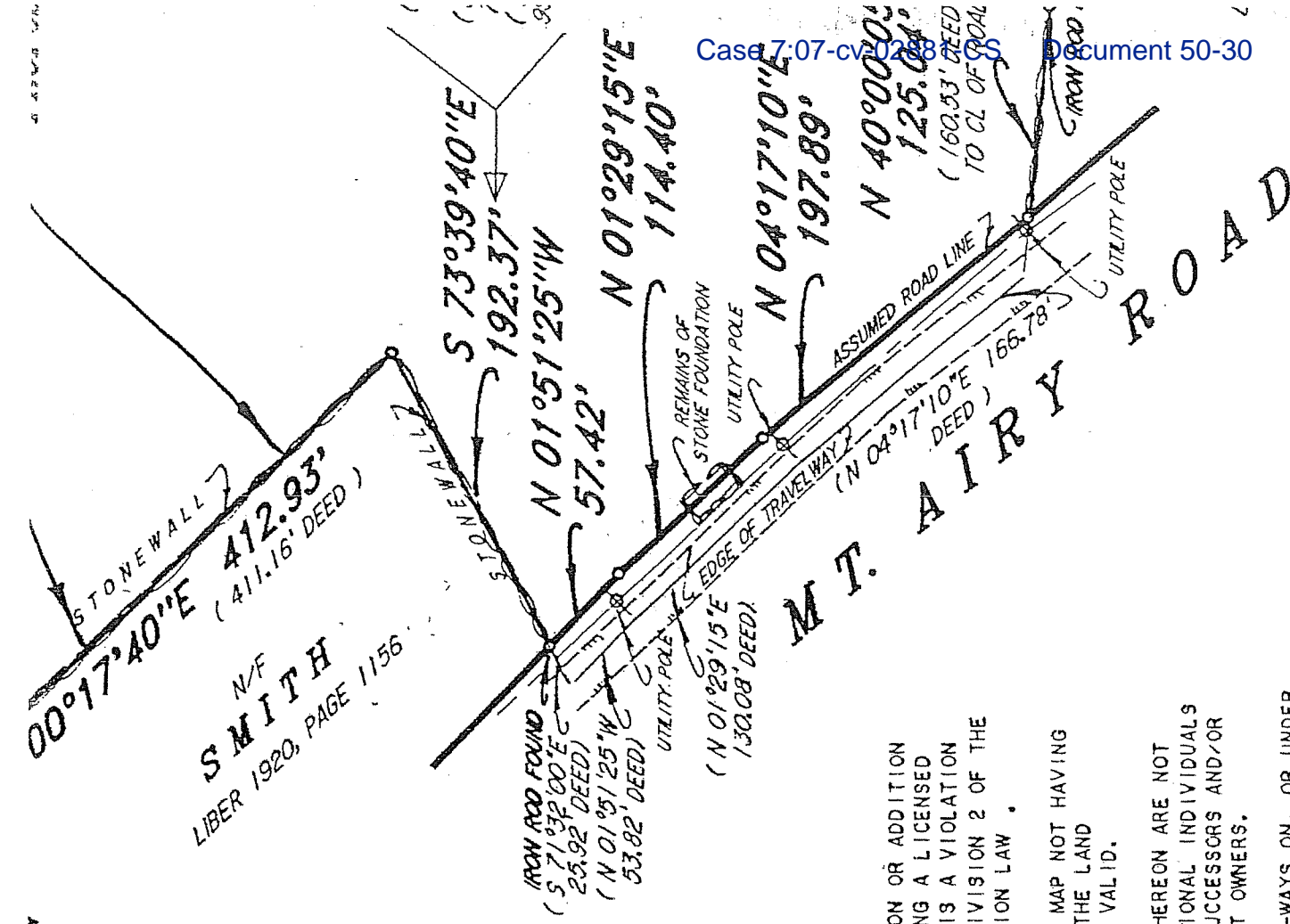
RCCEL II
65 - 1 - 56.1
D T.L. 65 - 1 - 56.1
L II UPLAND AREA = 27.9734 ACRES
(ACANT)

CL OF ROAD



AREA TABLE	
TAX LOT	EXISTING ACREAGE
51.11 (PARCEL I)	1.7047 ACRES
56.1 (PARCEL II)	51.0017 ACRES





UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.

CERTIFICATIONS SHOWN HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS.

EASEMENTS OR RIGHT-OF-WAYS ON, OR UNDER THE LANDS, AND NOT VISIBLE, ARE NOT SHOWN.

I HEREBY CERTIFY ONLY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON 12/6/84 AND HAS BEEN PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE ESTABLISHED BY THE N.Y.S. ASSOC. OF PROFESSIONAL LAND SURVEYORS, INC.

THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS SUBJECT TO ANY STATE OF FACTS A TITLE SEARCH MAY REVEAL.

- * GERTRUDE C. BENEDICT
- * TOWN OF NEW WINDSOR



STEVEN P. DRABICK, PLS NY LIC. H49806

LOC LINE CHANGE
BY TOWN OF NEW WINDSOR
ON MAR 15 1985
BY *Edwin*
EDWIN
SECRET

